

# WARRANTY DEED

RETURN TO:  
CHICAGO TITLE INSURANCE CO.  
8060 POPLAR AVE - SUITE LL37  
MEMPHIS, TN 38119-0916

#2092479 DS

OMA F. THOMAS and wife,  
MARY C. THOMAS

GRANTORS

TO

JAMES B. JONES and wife,  
CRYSTAL D. JONES

GRANTEES

bc  
bc 10/29/07 9:32:23  
BK 571 PG 549  
DESOTO COUNTY, MS  
J.E. DAVIS, CH CLERK

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **OMA F. THOMAS and wife, MARY C. THOMAS**, do hereby grant, bargain, sell, convey and warrant unto **JAMES B. JONES and wife, CRYSTAL D. JONES**, as tenants by the entirety with full right of survivorship and not as tenants in common the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 1, Roger Smith Subdivision, in Section 11, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 53, Page 47, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

By way of explanation, the above described property was conveyed to Oma F. Thomas and wife, Louise Thomas as tenants by the entirety with full right of survivorship and not as tenants in common, as per Warranty Deed recorded in Deed Book 363, Page 3, in the Chancery Clerk's Office of DeSoto County, Mississippi. The said Louise Thomas died on September 11, 2001, leaving as the survivor of a tenancy by the entirety, her husband, Oma F. Thomas, in which all rights, title and interest is hereby vested. By way of reference, a copy of Louise Thomas' death certificate is attached hereto and made a part hereof.

Title to the above described property is vested in Oma F. Thomas. Mary C. Thomas, wife of Oma F. Thomas, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, their heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which she may now have or hereafter may acquire, but the said Mary C. Thomas does not join herein in the covenants and warranties of this indenture.

**TO HAVE AND TO HOLD** unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning

Chicago  
Title

regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Possession is to be given upon delivery of the deed.

WITNESS our signatures this the 27<sup>th</sup> day of September, 2006.

Oma F. Thomas  
Oma F. Thomas

Mary C. Thomas  
Mary C. Thomas

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 27<sup>th</sup> day of September, 2006, within my jurisdiction the within named Oma F. Thomas and Mary C. Thomas, who acknowledge that she executed the above and foregoing instrument.

W. E. [Signature]  
Notary Public

My Commission Expires: 7-20-10

Address of Grantor:

8133 Heather Stone Dr.  
Olive Branch, MS 38654  
Residence Phone: N/A  
Business Phone: N/A

Address of Grantee:

4065 Summer Circle West  
Lake Cormorant MS.  
Residence Phone: N/A  
Business Phone: N/A

**Prepared by:**  
**Reli, Inc.**  
**7193 Swinnea Road, Suite A**  
**Southaven, MS 38671**  
**Phone: 662-342-2793**

**Return to:**  
**Memphis Title & Escrow Co.**  
**81 Monroe Avenue, Suite 400**  
**Memphis, TN 3810**  
**901-507-8902**